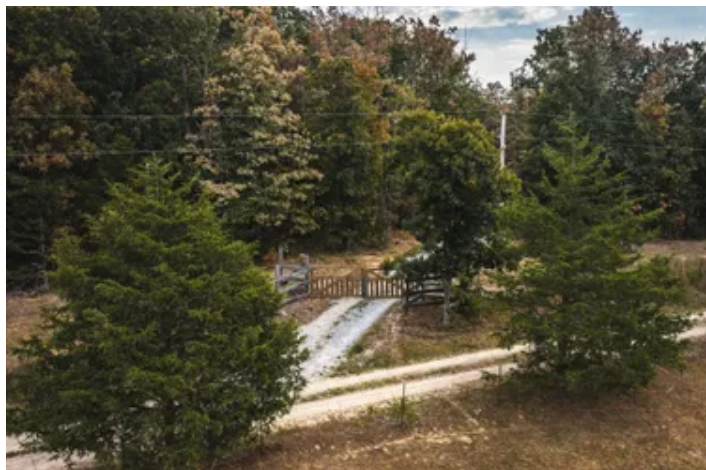


CC Custom Cabin
14754 Withrow Drive
Licking, MO 65542

\$399,900
20± Acres
Texas County



CC Custom Cabin
Licking, MO / Texas County

SUMMARY

Address

14754 Withrow Drive

City, State Zip

Licking, MO 65542

County

Texas County

Type

Recreational Land, Hunting Land, Single Family, Farms

Latitude / Longitude

37.582471 / -91.831424

Dwelling Square Feet

1,500

Bedrooms / Bathrooms

2 / 2

Acreage

20

Price

\$399,900

Property Website

<https://livingthedreamland.com/property/cc-custom-cabin-texas-missouri/117313/>



PROPERTY DESCRIPTION

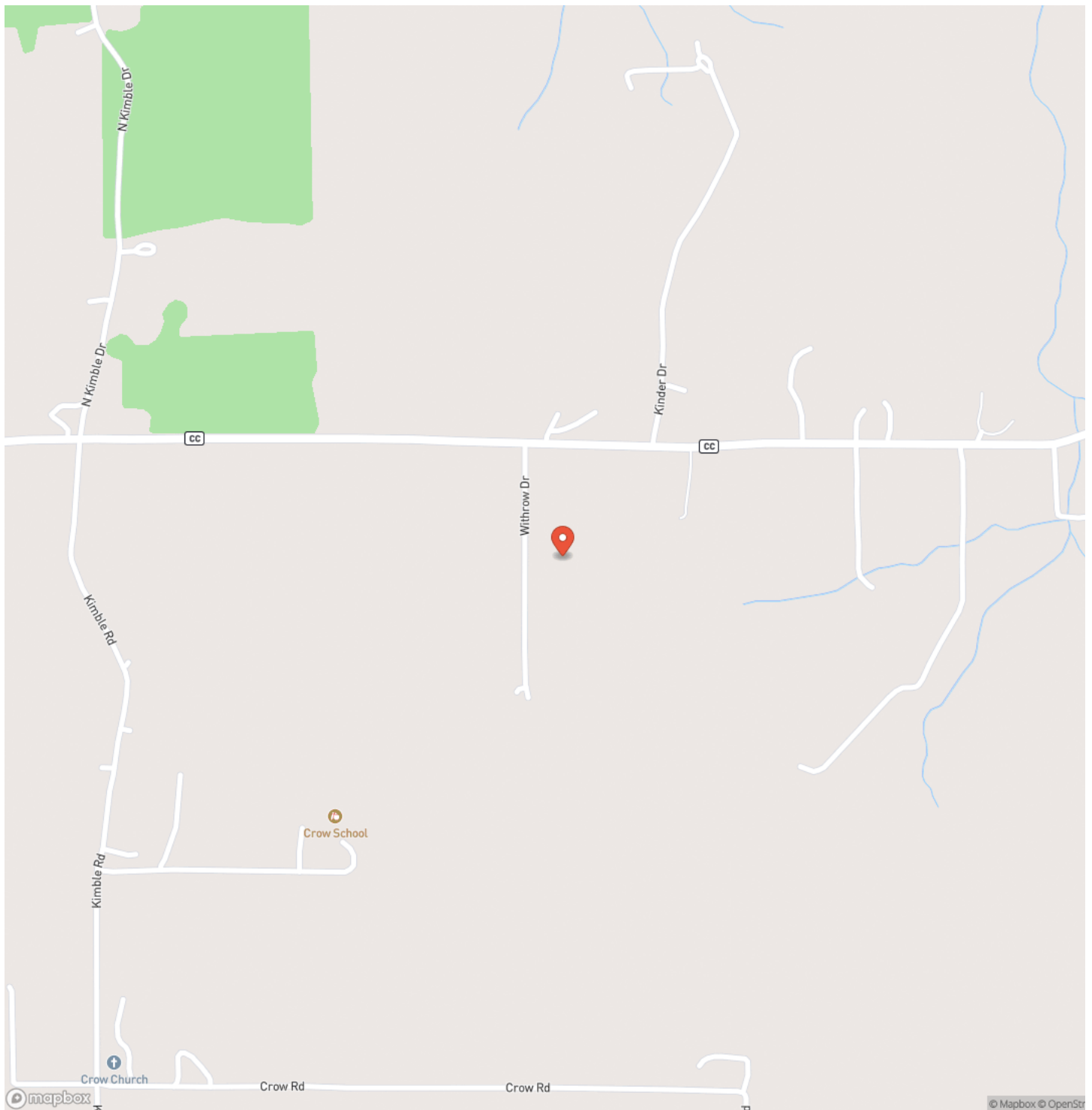
Escape to your own private Ozarks sanctuary with this exceptional 20-acre property featuring a custom cabin built just three years ago. Tucked away in a secluded, wooded setting, the approximately 1,500 sq. ft. cabin offers 2 bedrooms and 2 bathrooms, a durable metal roof covered wraparound porch, impressive log beams, and custom finishes throughout. The kitchen features a large custom island and countertops, charcoal hood, and cooktop, while a unique 255 sq. ft. hidden bunker is cleverly concealed beneath the island and accessed directly from inside the home. Outdoor living is just as impressive with a custom 15x15 summer kitchen featuring a stovetop, grill, refrigerator, dining area, and beautiful stone and log construction—perfect for entertaining after a day outdoors. A detached 2-car garage provides concrete flooring, electricity, metal roofing, and log siding, while a 12x10 UTV shed offers additional covered storage. The 20 wooded acres provide a secluded, sanctuary-like setting with abundant deer, turkey, and small game, making this an ideal recreational retreat or hunting property. Conveniently located just minutes from Licking and Salem, near Rolla, and approximately two hours from St. Louis. The property is also within easy reach of the Big Piney River and Montauk State Park, offering excellent access to fishing, floating, hunting, and outdoor recreation.



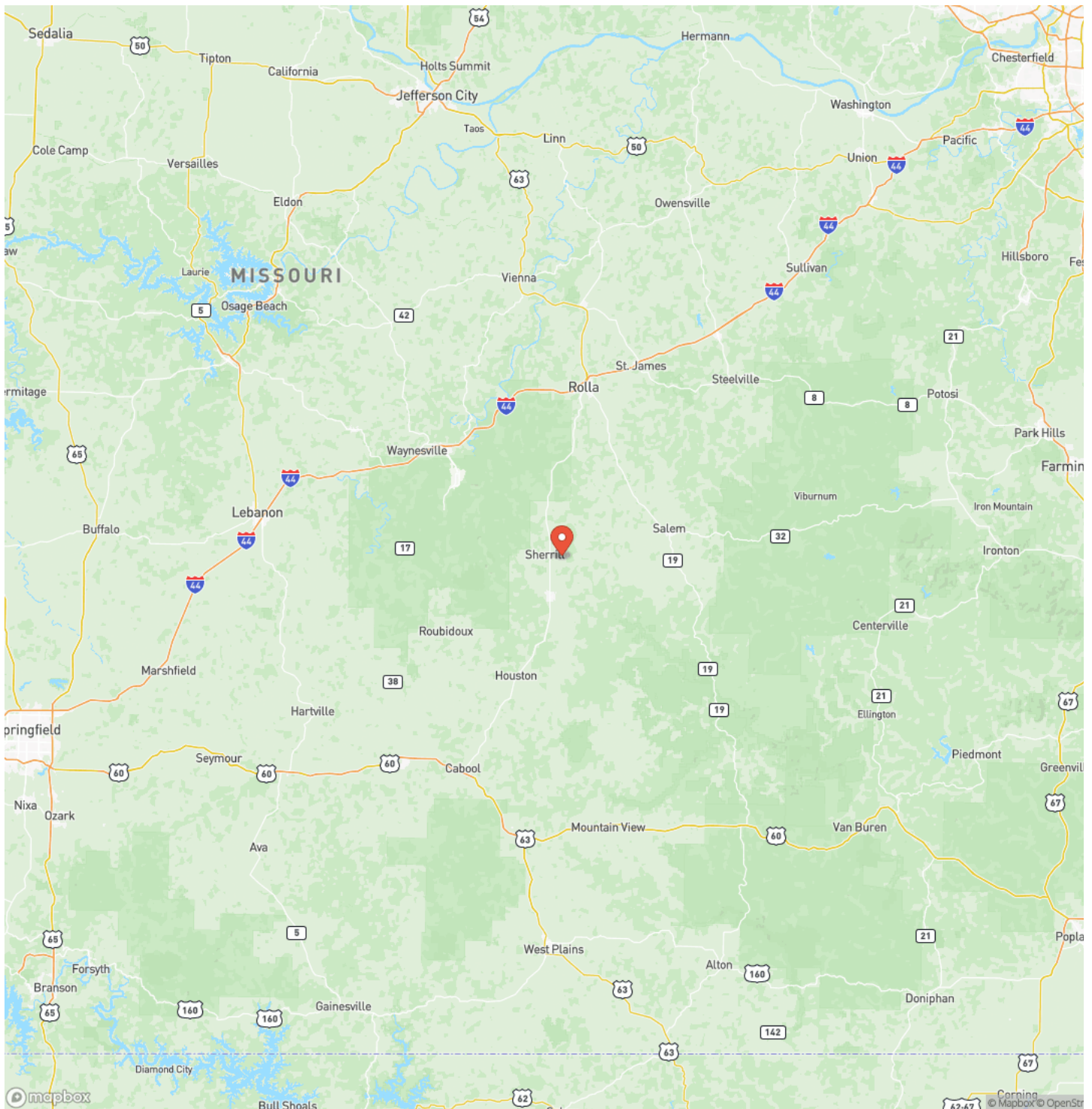
CC Custom Cabin
Licking, MO / Texas County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter Hindman

Mobile

(636) 373-1509

Office

(855) 289-3478

Email

hunterh09@yahoo.com

Address

6485 N Service Rd

City / State / Zip

Leasburg, MO 65535

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
<https://livingthedreamland.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

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